



2024 Log Cabin Information

Certified Cabins: Our modular homes are designed to meet your local residential codes (in PA, MD, and WV). All drawings, state labels, and required documents are included. Each home is individually designed and accepted by your state or their assigned agencies. These homes include 2x6 walls and higher insulation values, as required by residential code. All these homes are designed to be set on your prepared crawl space foundation or full basement. The foundation is not included in the price of the cabins. Many custom features are available, and custom layouts are commonplace. We will gladly help design your home to your preferences and needs.

100 Mile Price Sheets: Our 100-mile pricing applies to regions within 100 miles of our main office in Bedford, PA, including areas in Pennsylvania, Maryland, and West Virginia. Locations beyond this distance will be individually priced. Local pricing discounts are available for areas within 50 miles.

Maryland Quotes: Maryland has additional requirements including sprinkler systems and more rigid requirements for insulation. Additional costs are typically between 5-10%. Individual quotes are required.

Deposits on Log Cabins: All payments for Modular Log Homes are check or bank transfers. 20% nonrefundable deposit to place an order, 70% payment with certified check 10 days prior to scheduled delivery, and final balance when delivery and installation are complete. Terms may vary. Delivery of cabin must be completed within 60 days after cabin is completed unless other arrangements are made in writing.

Final Quote: Prices are subject to change without notice. A written quote including delivery is required to confirm final price. For quotes and more info, contact Solly Hostetler at solly@shawneestructures.com or 814-623-8212.

Price Disclaimer per the manufacturer:

Due to unknown material costs at the time of construction, Cozy Cabins LLC reserves the right to renegotiate the selling price of a project until 3 months before production begins. If material costs do cause us to raise the selling price of a project, we'll notify you and give you up to 21 days to decide whether to continue at the new price or cancel the order.

814-623-8212
6231 Lincoln Hwy., Bedford, PA 15522

solly@shawneestructures.com
WWW.SHAWNEESTRUCTURES.COM

Log Cabin FAQ

Here are some common questions. If you have any additional questions, contact Solly Hostetler at solly@shawneestructures.com or call 814-623-8212.

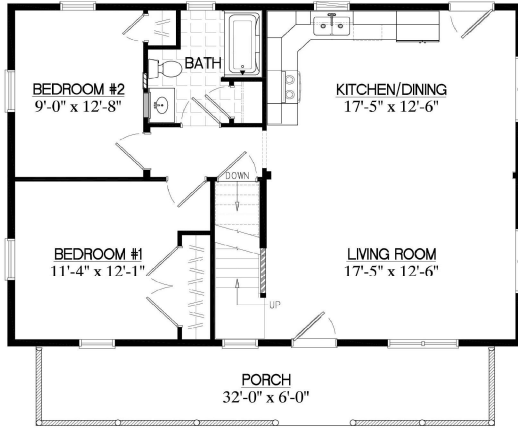
- **Where can larger prints of floor plans be found?** Floor plan PDFs can be found on our website in the Log Cabins section.
- **How long does it take from order date to completion of cabin?** The typical lead time is 14-20 months, varying depending on the season and other factors. Smaller cabins generally have a shorter lead time. Onsite time after delivery ranges from 2-4 weeks for most one-story models to 4-6 weeks for Mountaineer, Mountaineer Deluxe, and Musketeer models once the cabin is on the foundation. Contact sales rep for details.
- **Who is responsible for permits?** While our residential structures already include a full set of drawings that have been reviewed to ensure code compliance, the actual acquisition of a building permit and other local building requirements are the customer's responsibility. Since the plans have already had a code review and our portion of the project will be factory-inspected, this process is typically much easier than it is for a site-built structure.
- **Can floor plans be modified?** Most floor plans can be modified. Common changes include adding closet spaces, changing window and door placement, and changing interior walls. We also offer a wide selection of options including French Doors, decks, dormers, and much more.
- **How much does a foundation cost?** Foundations, driveways, and site work are not included in the package price. A crawl space (6 rows of block) typically costs around \$10,000 to \$20,000. A full basement with concrete typically costs around \$30,000 to \$50,000. We provide a drawing for your mason that includes size and layout of the foundation. The mason contractor is responsible to meet local regulations for the foundation. Sill plates, beams and support posts are considered part of the foundation. We recommend mudsill anchor straps for sill plates. (Simpson MAB is one good choice). Anchor straps should be placed every 4' (verify with building inspector).
- **What is included with home packages?** This question is one of the most popular ones we get during daily interaction with our customers. We offer a very complete package right from the start, so the answer to that question gets quite lengthy. This includes things like: complete exterior with log siding (protected with exterior sealer), double-pane insulated vinyl windows with shutters, insulated walls and ceilings, knotty pine interior with polyurethane finish, engineered White Oak floors, full electrical system including panel box, breakers, lights & ceiling fans, bathroom fixtures (even toilet paper & towel holders), solid pine kitchen cabinetry with dovetailed soft-close drawers, etc. Even the shipping costs (within 100 miles of Bedford, PA location), crane rental, setup costs, and taxes are all included!
- **Are appliances included in home package?** We install all the kitchen cabinetry, counter tops, and faucets – but not the appliances (such as the range, refrigerator, and dishwasher). We find that most customers would rather choose these items themselves. The one appliance we do include is an over-range microwave.
- **Furniture & Window Treatments?** And then, of course, there are furniture and window treatments (curtains, blinds, etc.) which are not provided. Decorate your Log Home with your own unique touch!

Log Cabin FAQ

- **What is included in the electrical package?** A panel box will be factory-installed in your cabin, but you will be responsible for bringing the power to the panel box. If the panel box is installed inside the cabin, a conduit will be provided through the floor or exterior wall for this connection. Or, if you are putting your cabin on a basement, we can temporarily tuck the panel box up under the floor and swing it down onto your basement wall when the cabin is set. The electric package includes all wiring, switches, and light fixtures listed on plan.
- **Can customer choose specific light and fan fixtures?** Light fixtures and fans can be omitted from the package if you prefer alternative fixtures.
- **What does the onsite plumber need to do?** The plumbing is complete inside the cabin, but your plumber will need to make the final connections. If your cabin is on a crawl space foundation or basement, all the water lines and drains will be stubbed through the house floor below each fixture. After the cabin is in place, your plumber will connect all these locations below the floor and connect them to your well and septic.
- **What is the standard heat source?** Customer is responsible for heating system. Electric Baseboard heat is available (see options for pricing). We also offer a through-the-roof wood stove chimney. Wood stoves are usually not accepted as the primary heat source in certified cabins. Virtually any traditional heating system (including central heat & A/C or radiant floor heating) can be installed by a local contractor.
- **What parts of a certified home can be eliminated?** The certified homes are inspected during construction. The insulation package, electric, plumbing, and interior wall covering are typically required for inspection. Kitchen, flooring, and light fixtures can typically be eliminated.
- **What are the options for interior walls?** Wall covering options are standard pine. We do not offer drywall as an option.
- **Are basement floor joists insulated?** Floor joist insulation can be installed onsite after plumbing and electrical work is completed if required by code regulations.
- **Are steps into basement included?** The bigger floor plans have steps included. When steps are shown on plan, the basement steps, including basic railing are included in package price.
- **Are roof gutters and downspouts included in package price?** We recommend installing roof gutters & downspouts. We do not install them to allow narrower shipping widths and to prevent gutter damage during craning of the modules. This must be done by a local contractor.
- **Are steps to porch included in package pricing?** Most times it is difficult to figure out the exact number of steps needed until the final grade is completed. Steps onto porch are not included in package pricing. Pressure treated steps with log railing are \$200 per step. See sales rep for details.
- **What kind of financing is available?** We do not offer any financing. Your local bank is often a great place to look for home construction loans.
- **Who do you recommend for excavating, plumbing, ect?** We have built relationships with local sub-contractors and would be happy to provide a list upon request.
- **Can Shawnee Structures be the general contractor?** Most bank construction loans require a general contractor to provide oversight to all the contractors and to disperse all moneys from the construction loan. Shawnee Structures can act as the general contractor for projects located within 50 Miles of our Bedford office. See sales rep for details.

Mountaineer

2024

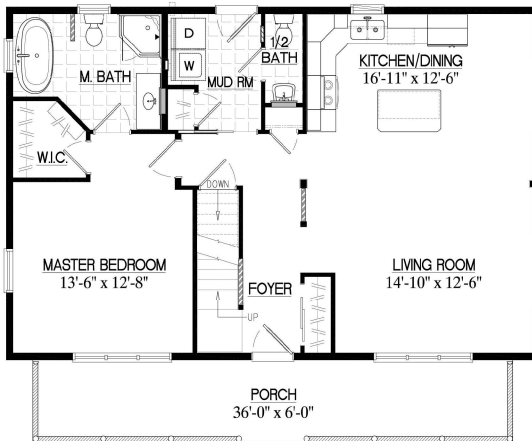


26x36 **\$212,000**
26MR1302 936 sq.ft. +504 u/f

28x36 **\$221,000**
28MR1302 1,008 sq.ft. +576 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



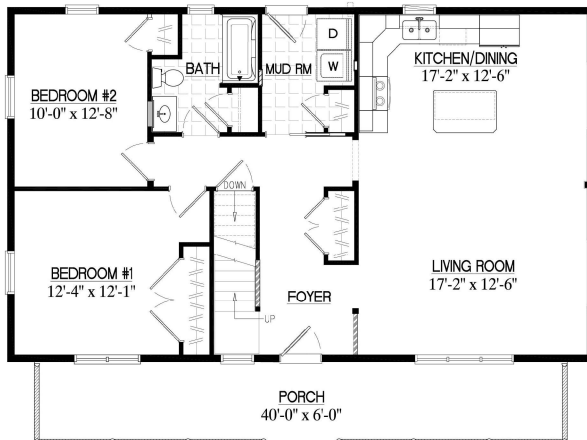
26x40 **\$244,000**
26MR1303 1,040 sq.ft. +560 u/f

28x40 **\$255,000**
28MR1303 1,120 sq.ft. +640 u/f

30x40 **\$265,000**
30MR1303 1,200 sq.ft. +720 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x44 **\$246,000**
26MR1304 1,144 sq.ft. +616 u/f

28x44 **\$257,000**
28MR1304 1,232 sq.ft. +704 u/f

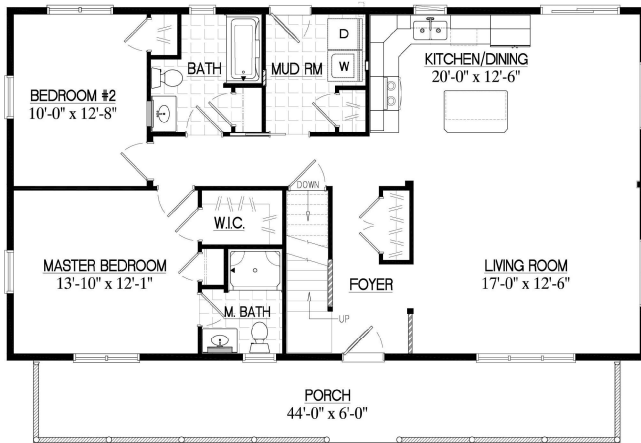
30x44 **\$264,000**
30MR1304 1,320 sq.ft. +792 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Mountaineer

2024



26x48 **\$270,000**

26MR1305 1,248 sq.ft. +672 u/f

28x48 **\$282,000**

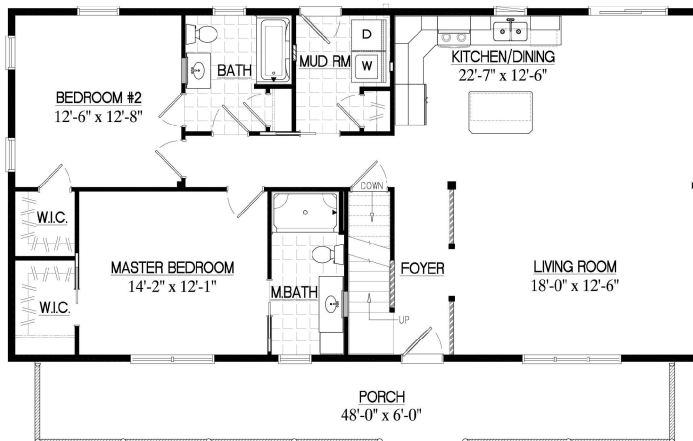
28MR1305 1,344 sq.ft. +768 u/f

30x48 **\$291,000**

30MR1305 1,440 sq.ft. +864 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52 **\$281,000**

26MR1306 1,352 sq.ft. +728 u/f

28x52 **\$296,000**

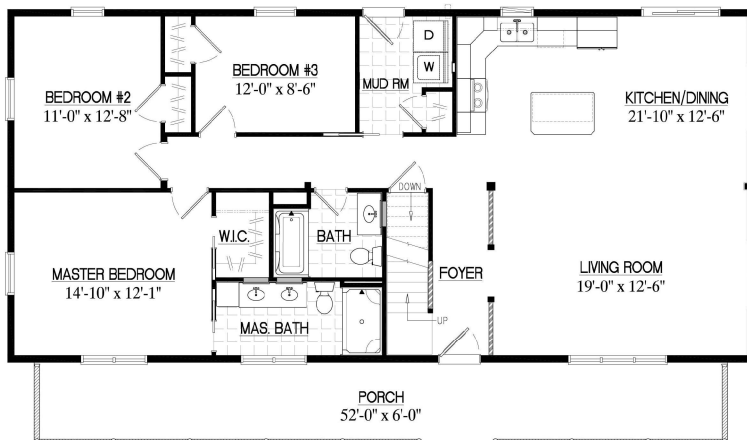
28MR1306 1,456 sq.ft. +832 u/f

30x52 **\$307,000**

30MR1306 1,560 sq.ft. +936 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$296,000**

26MR1309 1,456 sq.ft. +784 u/f

28x56 **\$309,000**

28MR1309 1,568 sq.ft. +896 u/f

30x56 **\$321,000**

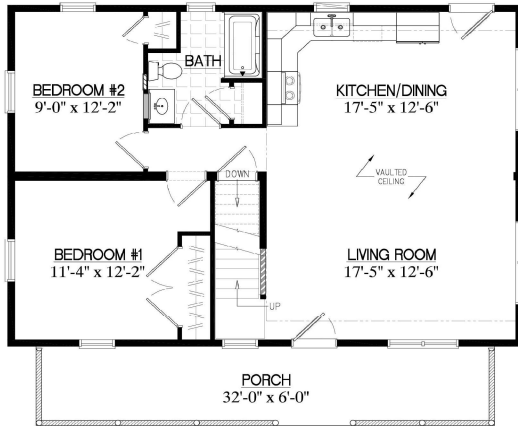
30MR1309 1,680 sq.ft. +1,008 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Mountaineer Deluxe

2024

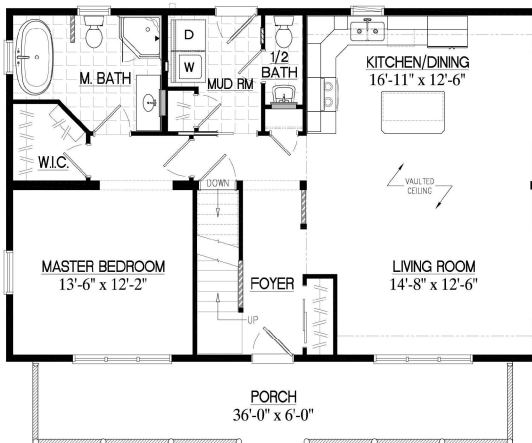


26x36
26MD1402 **\$252,000**
1,029 sq.ft. +141u/f

28x36
28MD1402 **\$262,000**
1,107 sq.ft. +162 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



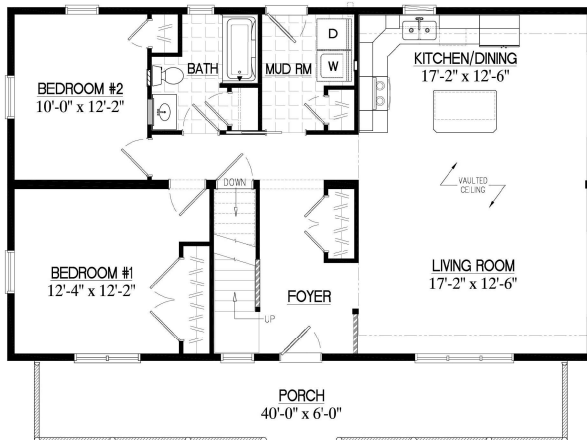
26x40
26MD1403 **\$289,000**
1,141 sq.ft. +200u/f

28x40
28MD1403 **\$299,000**
1,226 sq.ft. +232u/f

30x40
30MD1403 **\$310,000**
1,319 sq.ft. +261 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x44
26MD1404 **\$291,000**
1,284 sq.ft. +217 u/f

28x44
28MD1404 **\$302,000**
1,381 sq.ft. +248 u/f

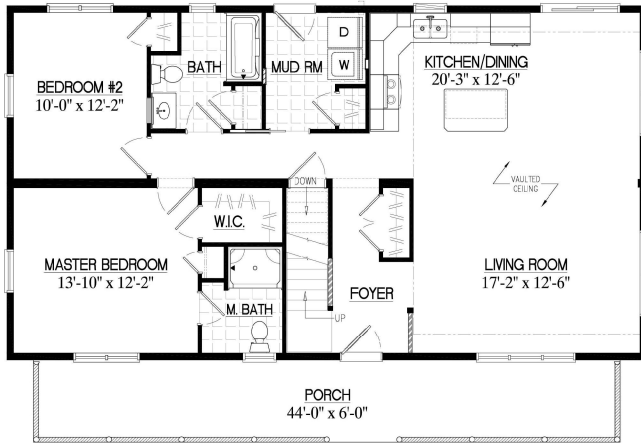
30x44
30MD1404 **\$312,000**
1,459 sq.ft. +308 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Mountaineer Deluxe

2024



26x48 **\$317,000**

26MD1405 1,368 sq.ft. +294 u/f

28x48 **\$327,000**

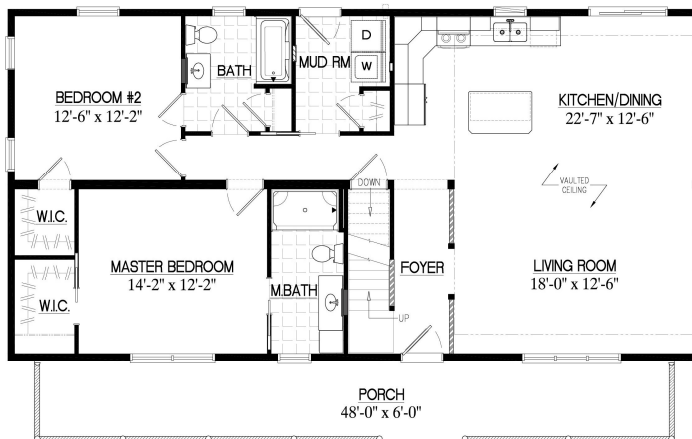
28MD1405 1,446 sq.ft. +358 u/f

30x48 **\$339,000**

30MD1405 1,555 sq.ft. +403 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52 **\$327,000**

26MD1406 1,448 sq.ft. +357 u/f

28x52 **\$341,000**

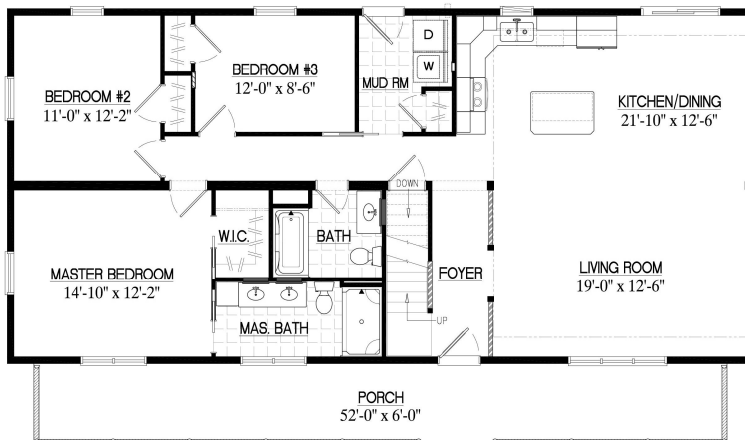
28MD1406 1,558 sq.ft. +408 u/f

30x52 **\$354,000**

30MD1406 1,675 sq.ft. +459 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$346,000**

26MD1409 1,635 sq.ft. +322 u/f

28x56 **\$359,000**

28MD1409 1,758 sq.ft. +368 u/f

30x56 **\$373,000**

30MD1409 1,894 sq.ft. +414 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Chalet

2024

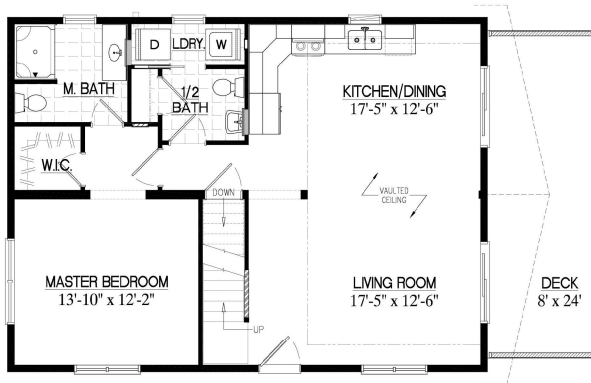


26x30 **\$235,000**
26CH1601 866 sq.ft. +130 u/f

28x30 **\$245,000**
28CH1601 931 sq.ft. +149 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x36 **\$257,000**
26CH1602 1,031 sq.ft. +204 u/f

28x36 **\$269,000**
28CH1602 1,109 sq.ft. +234 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x42 **\$275,000**
26CH1603 1,185 sq.ft. +249 u/f

28x42 **\$286,000**
28CH1603 1,275 sq.ft. +285u/f

30x42 **\$299,000**
30CH1603 1,372 sq.ft. +320u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Chalet

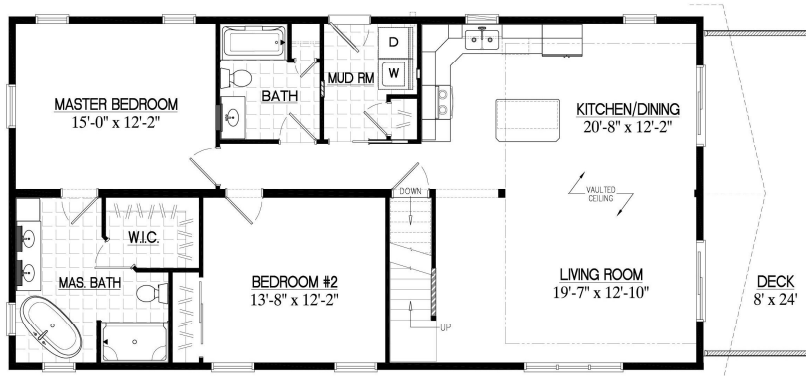
2024



26x48	\$310,000
26CH1605	1,412 sq.ft. +266 u/f
28x48	\$321,000
28CH1605	1,518 sq.ft. +304 u/f
30x48	\$334,000
30CH1605	1,636 sq.ft. +342 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52	\$328,000
26CH1606	1,538 sq.ft. +325 u/f
28x52	\$338,000
28CH1606	1,654 sq.ft. +371 u/f
30x52	\$352,000
30CH1606	1,783 sq.ft. +418 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



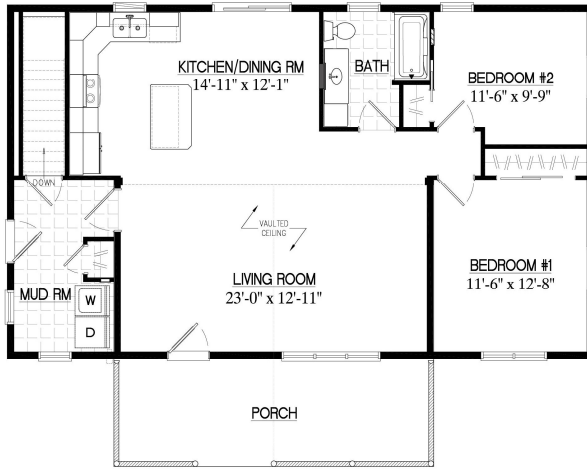
26x56	\$342,000
26CH1607	1,644 sq.ft. +287 u/f
28x56	\$356,000
28CH1607	1,768 sq.ft. +328 u/f
30x56	\$370,000
30CH1607	1,905 sq.ft. +369 u/f

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Alpine

2024



26x44 **\$255,000**

26AP1702 1,144 sq.ft.

28x44 **\$264,000**

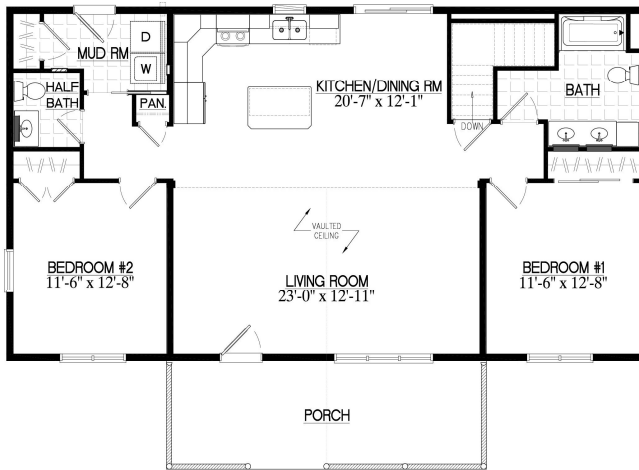
28AP1702 1,232 sq.ft.

30x44 **\$273,000**

30AP1702 1,320 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x48 **\$273,000**

26AP1703 1,248 sq.ft.

28x48 **\$280,000**

28AP1703 1,344 sq.ft.

30x48 **\$289,000**

30AP1703 1,440 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x48 **\$295,000**

26AP1705 1,344 sq.ft.

28x48 **\$305,000**

28AP1705 1,448 sq.ft.

30x48 **\$314,000**

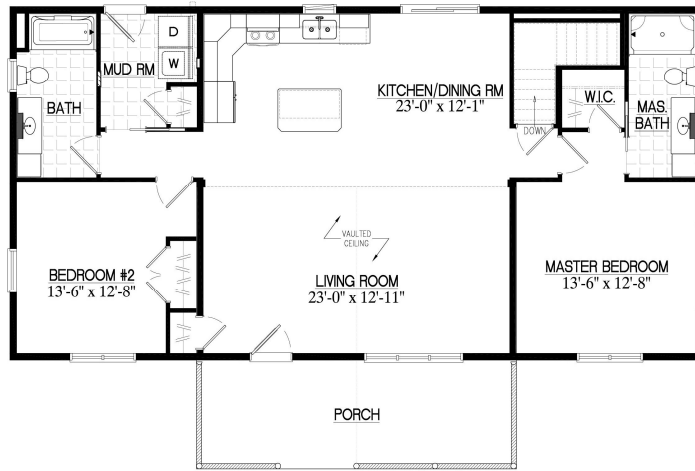
30AP1705 1,552 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Alpine

2024



26x52 **\$288,000**

26AP1706 1,352 sq.ft.

28x52 **\$297,000**

28AP1706 1,456 sq.ft.

30x52 **\$305,000**

30AP1706 1,560 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$302,000**

26AP1708 1,456 sq.ft.

28x56 **\$309,000**

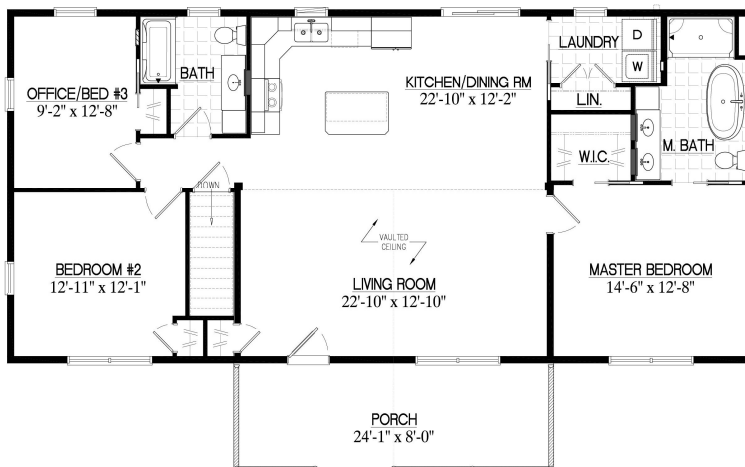
28AP1708 1,568 sq.ft.

30x56 **\$320,000**

30AP1708 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$307,000**

26AP1709 1,456 sq.ft.

28x56 **\$316,000**

28AP1709 1,568 sq.ft.

30x56 **\$325,000**

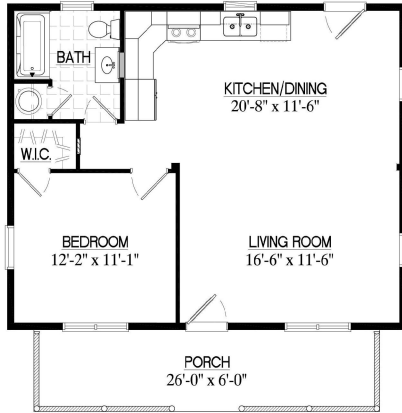
30AP1709 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Musketeer

2024



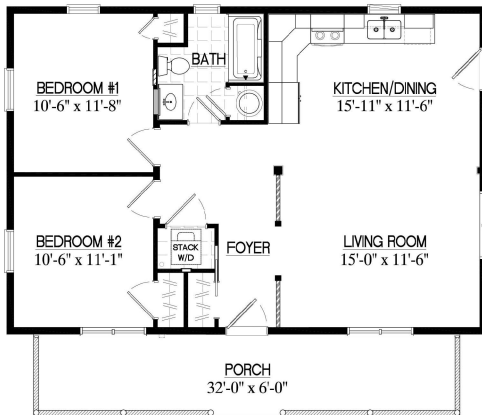
24x30 **\$160,000**
24MK1501 720 sq.ft.

26x30 **\$164,000**
26MK1501 780 sq.ft.

28x30 **\$169,000**
28MK1501 840 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



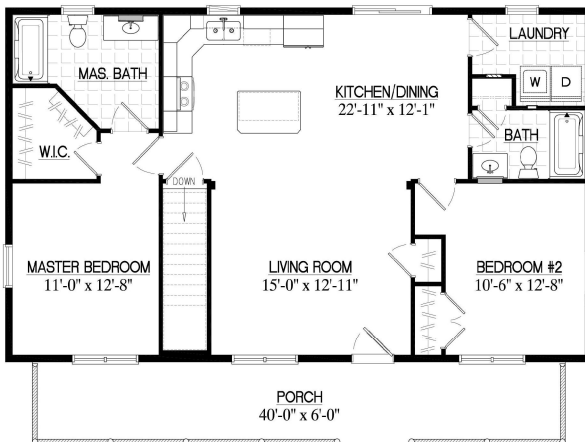
24x36 **\$183,000**
24MK1502 864 sq.ft.

26x36 **\$189,000**
26MK1502 936 sq.ft.

28x36 **\$193,000**
28MK1502 1,008 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x44 **\$224,000**
26MK1504 1,144 sq.ft.

28x44 **\$230,000**
28MK1504 1,232 sq.ft.

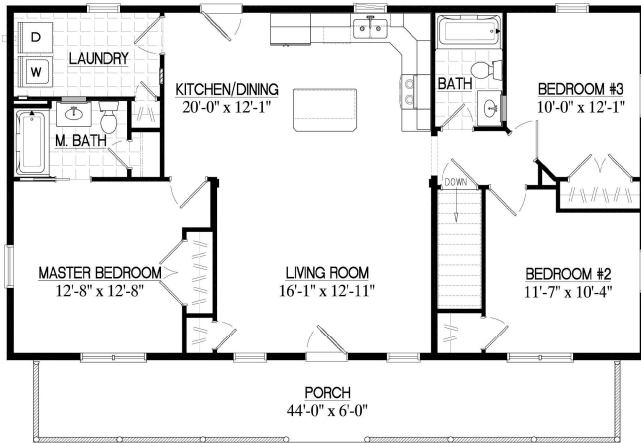
30x44 **\$238,000**
30MK1504 1,320 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Musketeer

2024



26x48 **\$241,000**

26MK1505 1,248 sq.ft.

28x48 **\$249,000**

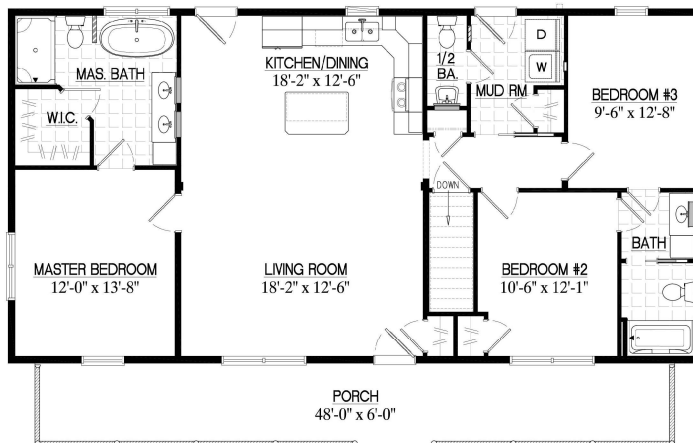
28MK1505 1,344 sq.ft.

30x48 **\$255,000**

30MK1505 1,440 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52 **\$269,000**

26MK1507 1,352 sq.ft.

28x52 **\$277,000**

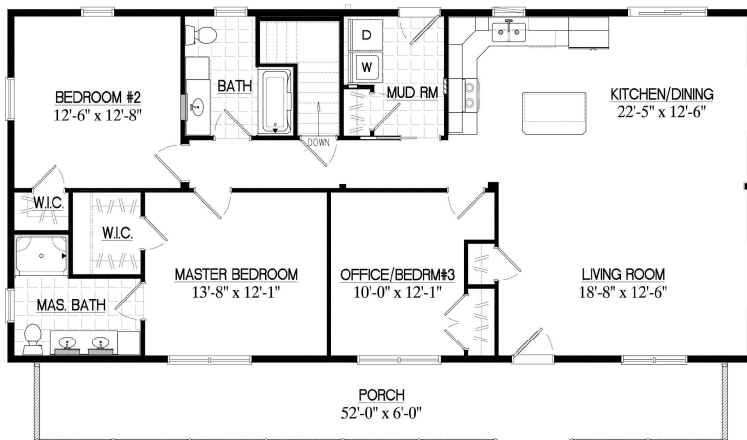
28MK1507 1,456 sq.ft.

30x52 **\$284,000**

30MK1507 1,560 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$269,000**

26MK1508 1,456 sq.ft.

28x56 **\$276,000**

28MK1508 1,568 sq.ft.

30x56 **\$284,000**

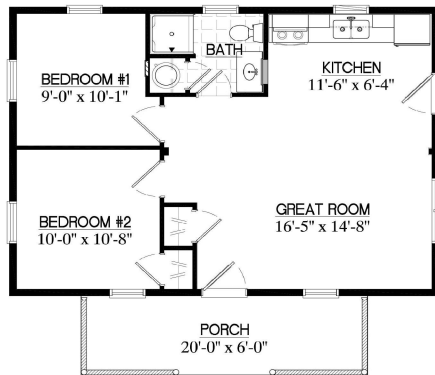
30MK1508 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Pioneer

2024



22x30 **\$152,000**

22PR1201 660 sq.ft.

24x30 **\$159,000**

24PR1201 720 sq.ft.

26x30 **\$164,000**

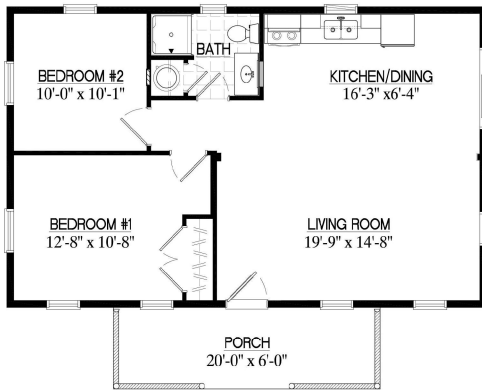
26PR1201 780 sq.ft.

28x30 **\$167,000**

28PR1201 840 sq.ft.

22' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



22x36 **\$164,000**

22PR1202 792 sq.ft.

24x36 **\$171,000**

24PR1202 864 sq.ft.

26x36 **\$176,000**

26PR1202 936 sq.ft.

28x36 **\$181,000**

28PR1202 1,008 sq.ft.

22' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x42 **\$210,000**

26PR1204 1,092 sq.ft.

28x42 **\$217,000**

28PR1204 1,176 sq.ft.

30x42 **\$224,000**

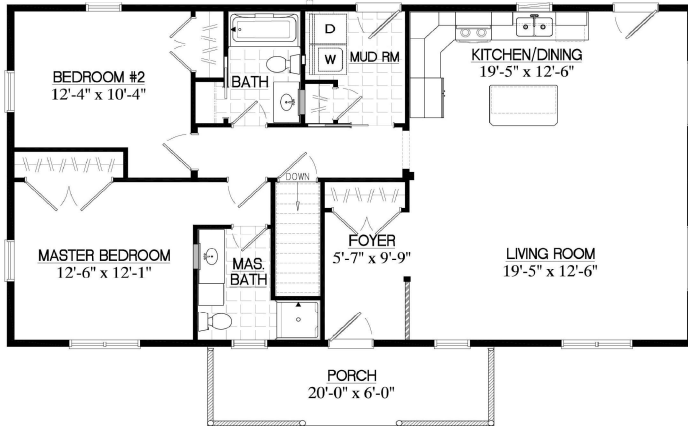
30PR1204 1,260 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Pioneer

2024



26x48 **\$243,000**

26PR1206 1,248 sq.ft.

28x48 **\$252,000**

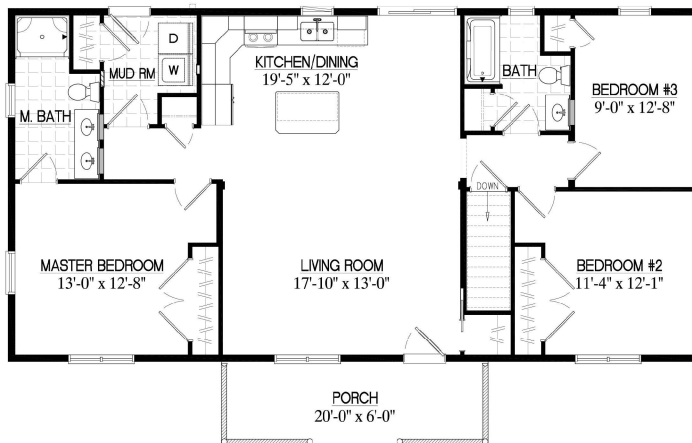
28PR1206 1,344 sq.ft.

30x48 **\$257,000**

30PR1206 1,440 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52 **\$253,000**

26PR1207 1,352 sq.ft.

28x52 **\$260,000**

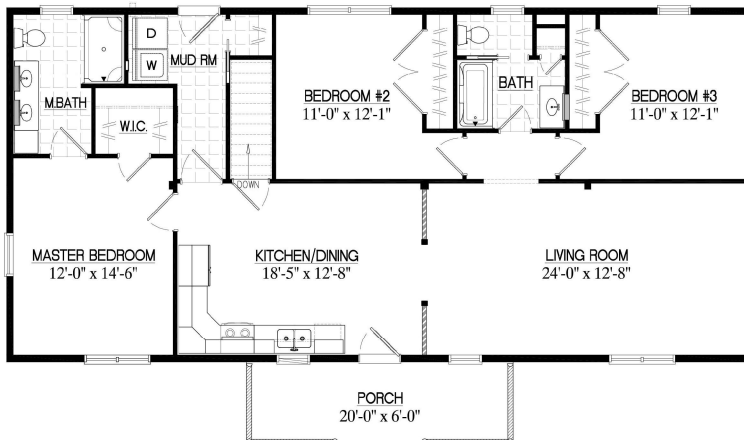
28PR1207 1,456 sq.ft.

30x52 **\$269,000**

30PR1207 1,560 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56 **\$260,000**

26PR1208 1,456 sq.ft.

28x56 **\$264,000**

28PR1208 1,568 sq.ft.

30x56 **\$271,000**

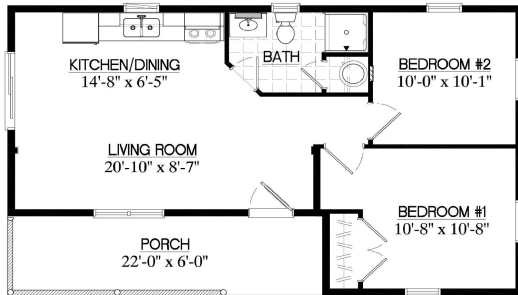
30PR1208 1,680 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Frontier

2024



22x36 **\$149,000**

22FR601 660 sq.ft.

24x36 **\$156,000**

24FR601 732 sq.ft.

26x36 **\$160,000**

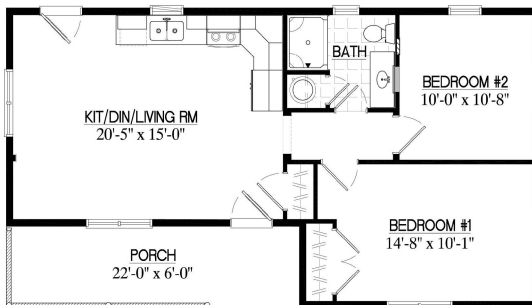
26FR601 804 sq.ft.

28x36 **\$164,000**

28FR601 876 sq.ft.

22' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



22x40 **\$168,000**

22FR602 748 sq.ft.

24x40 **\$177,000**

24FR602 828 sq.ft.

26x40 **\$182,000**

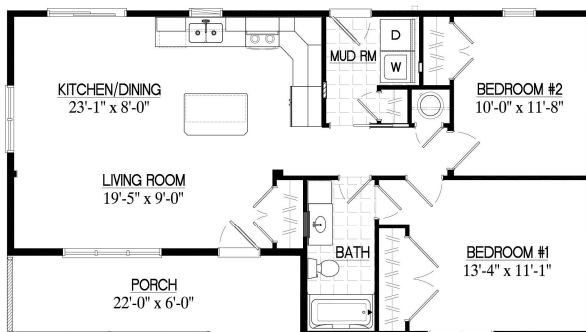
26FR602 908 sq.ft.

28x40 **\$187,000**

28FR602 988 sq.ft.

22' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



24x44 **\$200,000**

24FR604 924 sq.ft.

26x44 **\$206,000**

26FR604 1,012 sq.ft.

28x44 **\$211,000**

28FR604 1,100 sq.ft.

30x44 **\$218,000**

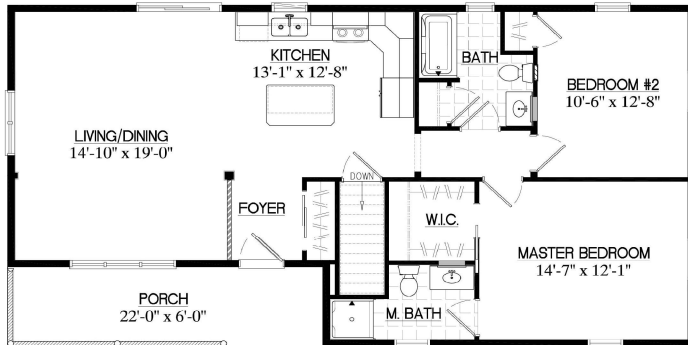
30FR604 1,188 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Frontier

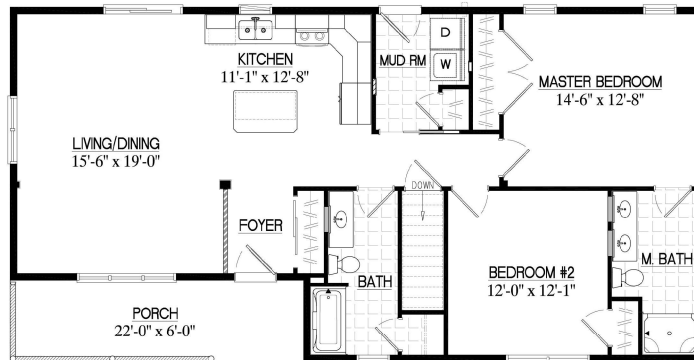
2024



26x48	\$215,000
26FR605	1,116 sq.ft.
28x48	\$221,000
28FR605	1,212 sq.ft.
30x48	\$225,000
30FR605	1,308 sq.ft.

26' wide plan shown - for other widths see an associate

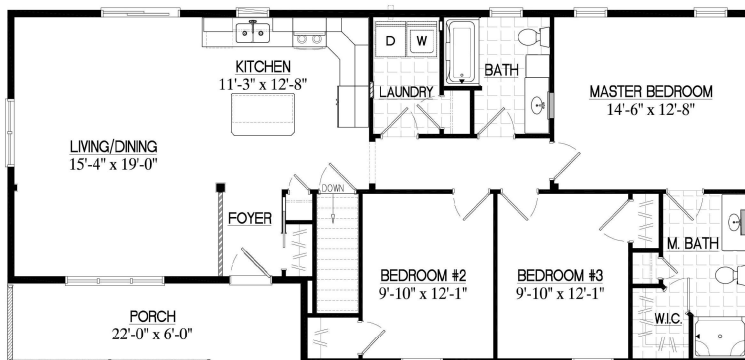
*includes: set-up, crane charges, & taxes



26x52	\$235,000
26FR606	1,220 sq.ft.
28x52	\$241,000
28FR606	1,324 sq.ft.
30x52	\$251,000
30FR606	1,428 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



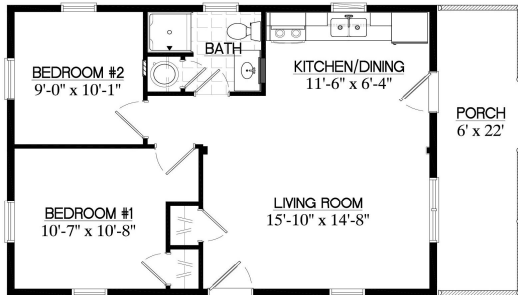
26x56	\$244,000
26FR607	1,324 sq.ft.
28x56	\$252,000
28FR607	1,436 sq.ft.
30x56	\$260,000
30FR607	1,548 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Settler

2024



22x30 **\$151,000**

22SR401 660 sq.ft.

24x30 **\$159,000**

24SR401 720 sq.ft.

26x30 **\$162,000**

26SR401 780 sq.ft.

28x30 **\$168,000**

28SR401 840 sq.ft.

22' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



24x36 **\$183,000**

24SR402 864 sq.ft.

26x36 **\$189,000**

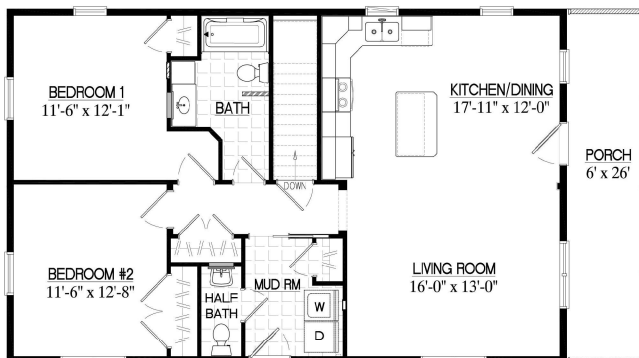
26SR402 936 sq.ft.

28x36 **\$194,000**

28SR402 1,008 sq.ft.

24' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x42 **\$211,000**

26SR403 1,092 sq.ft.

28x42 **\$218,000**

28SR403 1,176 sq.ft.

30x42 **\$227,000**

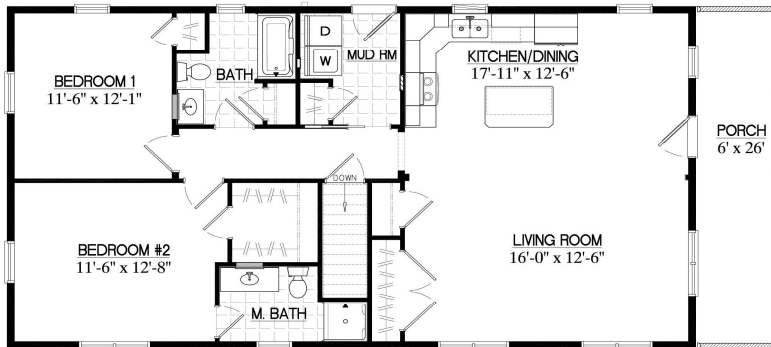
30SR403 1,260 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Settler

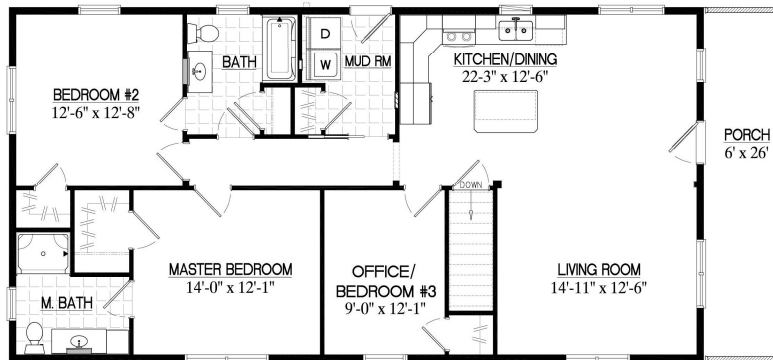
2024



26x48	\$238,000
26SR405	1,248 sq.ft.
28x48	\$246,000
28SR405	1,344 sq.ft.
30x48	\$255,000
30SR405	1,440 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x52	\$247,000
26SR406	1,352 sq.ft.
28x52	\$254,000
28SR406	1,456 sq.ft.
30x52	\$262,000
30SR406	1,560 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes



26x56	\$259,000
26SR407	1,456 sq.ft.
28x56	\$268,000
28SR407	1,568 sq.ft.
30x56	\$276,000
30SR407	1,680 sq.ft.

26' wide plan shown - for other widths see an associate

*includes: set-up, crane charges, & taxes

Options

2024

CERTIFICATION

State Review Fee (for states other than: CT, DE, MD, ME, NH, NJ, NY, PA, VA, VT, WV)* \$ 2,400

*Note: Most Northeastern states are a possibility for certification

Certification Delete - Ranch homes (omits paperwork, inspections & state labels) - \$2,280

Certification Delete - Mountaineer, Mtnr. Deluxe, Chalet (omits paperwork, inspections & labels) - \$2,880

EXTERIOR DOORS Doors are included as shown on floor plans - use full price for additional doors, or price difference for upgrades

9-lite Standard Entry Door - fiberglass door, painted, includes 9-lite glass w/ grids in glass \$ 1,970

9-lite Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids \$ 2,200

6-panel Entry Door (no glass) - fiberglass door, painted \$ 1,770

15-lite Entry Door (full glass) - fiberglass door, painted, grids in glass \$ 2,110

15-lite Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids \$ 2,400

Oval Glass Entry Door - fiberglass door, painted, decorative oval glass \$ 2,590

6-lite Signet Fir Entry Door - fiberglass door, stained, upper glass w/ dentil shelf \$ 2,890

6-lite Signet Fir Entry Door w/ dual sidelites - fiberglass door, stained, upper glass w/ dentil shelf \$ 6,050

12-lite Signet Cherry Entry Door - fiberglass door, stained, 3/4 decorative glass \$ 3,160

12-lite Signet Cherry Entry Door w/ dual sidelites - fiberglass door, stained, 3/4 decorative glass \$ 6,590

Storm Door with full-height removable glass - color matched with entry door \$ 640

6' Sliding Patio Door w/ screen - Sandstone vinyl \$ 2,360

6' Sliding Patio Door with mini blinds & screen - Sandstone vinyl, white blinds, no grids \$ 3,120

Sierra Pacific 6' Sliding Patio Door - aluminum exterior / wood interior \$ 5,190

9' Sliding Patio Door (triple) w/ screen - Sandstone vinyl \$ 3,190

9' Sliding Patio Door (triple) with mini blinds & screen - Sandstone vinyl, white blinds, no grids \$ 4,390

6' Single-active French Doors w/ screen - fiberglass doors, painted, grids in glass \$ 3,900

6' Single-active French Doors with mini blinds & screen - white blinds, no grids \$ 4,500

6' Double-active French Doors *no screen - fiberglass doors, painted, grids in glass \$ 3,900

6' Double-active French Doors with mini blinds *no screen - white blinds, no grids \$ 4,500

Smart Deadbolt upgrade *included with smart packages \$ 390

WINDOWS Windows are included as shown on floor plans

Double-hung Window - up to 30"x48" - includes shutters \$ 730

Double-hung Window - 38"x62" egress - includes shutters \$ 910

Casement Window - up to 30"x48" - includes shutters \$ 830

Sierra Pacific Window upgrade - aluminum exterior / wood interior (price is approximate) \$ 840 p/window

Sierra Pacific Alpine Vista Glass upgrade - aluminum exterior / wood interior \$ 2,490

Sierra Pacific Deluxe/Chalet Vista Glass upgrade - aluminum exterior / wood interior \$ 1,440

Vista Glass Delete - Alpine (4 trapezoid windows in gable) - \$3,600

Vista Glass Delete - Mtnr. Deluxe & Chalet (6 trapezoid windows in gable) - \$6,600

FLOOR

LVL Floor Rims (center beam integrated into floor system) \$ 40 p/Ln.ft.

Vinyl Plank Flooring - Hemlock (discount from White Oak) - \$3.00 p/sq.ft.

Vinyl Plank Flooring - Hickory (discount from White Oak) - \$3.00 p/sq.ft.

Hickory Natural Flooring upgrade (upgrade from White Oak) \$ 2.10 p/sq.ft.

Hickory Saddle Flooring upgrade (upgrade from White Oak) \$ 2.10 p/sq.ft.

Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock or Hickory Saddle floors) \$ 300

Tile Flooring - See "Tile Flooring & Backsplash" section see Tile section

WALLS

Log House Corner upgrade (for realistic solid-log look) \$ 930 p/corner

Log Dormer Corner upgrade (for realistic solid-log look) \$ 500 p/corner

Spray foam + fiberglass wall insulation upgrade (R29) \$ 30 p/Ln.ft.

Sound Deadening Insulation in interior walls \$ 20 p/Ln.ft.

Options

2024

ROOF/CEILING

Steel roof upgrade - <i>includes snow guards</i>	varies	p/sq.ft.
Attic Truss upgrade - ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic)	varies	
Prow Roof upgrade - Mountaineer Deluxe (included on Chalet)	\$ 5,020	
Snow load stage 2 (61-80 lbs. range) *incl. porch/deck sq. ft	\$ 4.80	p/sq.ft.
Snow load stage 3 (81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft	\$ 6.00	p/sq.ft.
Climate Zone 6 ceiling insulation upgrade - Mtnr. Deluxe & Chalet (4" spray foam / R-52)	\$ 1.90	p/sq.ft.
Extend vaulted ceiling insul. over unfinished room - Mtnr. Deluxe & Chalet	\$ 8.70	p/sq.ft.
Extend Zone 6 vaulted ceiling insul. over unfinished room - Mtnr. Deluxe & Chalet	\$ 10	p/sq.ft.
Shed Dormer Insulation - 7" of spray foam (from 3" vault foam +fiberglass)	\$ 70	p/Ln.ft.
Shed Dormer Insulation - 7" of spray foam (from 4" vault foam +fiberglass)	\$ 50	p/Ln.ft.
Omit ceiling insulation for blow-in insulation by others *not available for vaulted ceilings	- \$2.20	p/sq.ft.

DORMERS

6' wide A-Frame Dormer (windows not incl.) - 26' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 7,800	each
8' wide A-Frame Dormer (windows not incl.) - 28'-30' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 8,950	each
8' long Shed Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 8,530	each
Lengthen shed dormer 1'	\$ 620	p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 900	p/dormer

PORCH

Porch Stoop - 4x6 A-frame	\$ 4,900	
Porch Stoop - 4x6 Lean-to	\$ 3,760	
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately)	\$ 80	p/Ln.ft.
Screen Door - for screened porches	\$ 470	
Metal Railing upgrade	\$ 30	p/Ln.ft.
Additional porches, decks, enlarged porch sizes, etc. are available	priced per job	

INTERIOR

Chair Rail upgrade (vertical knotty pine to chair rail / horizontal knotty pine above)	\$ 9.90	p/Ln.ft.
Stone Accent Wall upgrade	\$ 220	p/Ln.ft.
Enlarge Interior Door to 36" wide	\$ 20	each
Pocket Door upgrade (up to 32" wide)	\$ 170	each
36" Pocket Door upgrade (from swinging door)	\$ 190	each
Barn Door upgrade (from swinging door)	\$ 190	each
Loft extension - Mtnr. Deluxe & Chalet (adds to finished area of 2nd story - 8' incl. standard)	\$ 420	p/Ln.ft.
Knee Wall Door - for access behind loft knee walls	\$ 360	

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - shower door is additional (see below)		
Tub & Shower - 60"x32"	\$ 1,830	
Jetted Tub & Shower - 60"x32"	\$ 3,600	
Jetted Alcove Tub - 60"x36" (no shower) *includes light	\$ 3,780	
Shower Stall: 32"-48" x36"	\$ 1,680	
Shower Stall: 60"x36"	\$ 1,800	
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 4,020	
Shower Doors - for fiberglass tubs/showers (obscure glass)		
36" shower (swinging door)	\$ 960	
48" shower (swinging door)	\$ 1,440	
60" shower (dual sliding doors)	\$ 1,560	
60" tub & shower (dual sliding doors)	\$ 1,500	
Laminate Showers (upgrades: compare to fiberglass price) - incl. barn-door style clear shower door, light		
48"x36" Laminate Shower	\$ 5,820	
60"x36" Laminate Shower	\$ 6,360	
72"x36" Laminate Shower	\$ 6,840	
Flip-down Shower Seat - laminate showers	\$ 660	
Niche - laminate showers (recessed 2-shelf cubby - in addition to std. corner shelves)	\$ 330	

Options

2024

BATHROOM (continued)

Tile Shower - incl. clear frameless glass door & ceiling light *see color selections in "Tile Flooring & Backsplash" sect.	see sales assoc.
Tiled Niche - tile showers (recessed cubby - in addition to std. corner shelves)	\$ 570
Freestanding Tub - 67"x34" *incl. light	\$ 5,400
Comfort Height Toilet upgrade	\$ 150
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors	\$ 1,250
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors	\$ 1,710
Painted Vanity Cabinetry upgrade (Black Distressed & Arctic White)	\$ 230 or less
Premium Color Vanity Top upgrade - cultured marble (choice of colors)	\$ 190 each
Solid Surface or Quartz Vanity Top upgrades	
30" Vanity Top upgrade - solid surface or quartz	\$ 1,080
36" Vanity Top upgrade - solid surface or quartz	\$ 1,200
48" Vanity Top upgrade - solid surface or quartz	\$ 1,440
60" Vanity Top upgrade - solid surface or quartz	\$ 1,770

LAUNDRY & PLUMBING

Laundry Package (plumbing, dryer vent & recepts.) *already incl. if washer/dryer are shown on plan	\$ 720
Under-Floor Dryer Vent upgrade (to be used when dryer is not near exterior wall)	\$ 90
Laundry Tub - wall mounted	\$ 540
Laundry Cabinetry/Sink	priced per job
Rough Plumbing for future 2nd story Full Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 600
Rough Plumbing for future 2nd story Half Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 480
50 gallon water heater - includes utility light *already included if shown on floor plan	\$ 1,740

KITCHEN

4'-6" Island w/ bar on one side (2 drawers, 1 pendant light, 2 rec.) *already incl. if shown on plan	\$ 3,670
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 6,250
Painted Kitchen Cabinetry upgrade (Black Distressed & Arctic White)	\$ 1,460 approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 3,480
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 5,450
Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,130
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,600
Pantry Cabinet - 20" (7' high x 26" deep cabinet w/ 2 doors and 4 pull-out shelves)	\$ 2,040
Pantry Cabinet - 30" (7' high x 26" deep cabinet w/ 4 doors and 4 pull-out shelves)	\$ 2,510
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 1,070
Full-height Wall Cabinets upgrade (available only on homes w/ flat ceilings)	\$ 1,680 approx.
Open Shelving - 2 levels of open kitchen shelving	\$ 250 p/Ln.ft.
Range Hood, recirculating (in place of microwave)	- \$250
Chimney Range Hood, vented out (in place of microwave & over-range cabinet)	- \$160
Microwave Drawer - to be installed in base cabinet	\$ 2,340
Vent Microwave or Hood to exterior - thru ext. wall	\$ 90
Vent Microwave or Hood to exterior - thru ceiling	\$ 240
Solid Surface (Corian) counter top upgrade	\$ 100 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 150 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 70 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 110 p/sq.ft.
Single-bowl Kitchen Sink - large (instead of standard double-bowl)	\$ 0
Apron-front Kitchen Sink (instead of standard double-bowl)	\$ 430
Garbage Disposal - 3/4 hp.	\$ 910
Under-cabinet Lighting *included w/ feature packages	\$ 870

Options

2024

TILE FLOORING & BACKSPLASH	BACKSPLASH PER FOOT	FLOORING PER SQ FT
Archaeology - Chaco Canyon (12x24)	\$ 100	\$ 20
American Estates - Saddle (6x36 planks)	\$ 110	\$ 20
Cavatina - Encore (12x24)	\$ 100	\$ 20
Classentino Marble - Palazzo White (12x24)	\$ 110	\$ 30
Honey Comb Hexagons (2x2 hexagons)	\$ 140	\$ 60
Subway Glossy - White (3x6)	\$ 100	\$ 30
Urban District - Garden (2x8 bricks)	\$ 110	\$ 30
Urban District - Midtown (2x8 bricks)	\$ 110	\$ 30
Zen Flat - Bora Wilderness (pebbles)	\$ 140	\$ 50
Zen Flat - Tahitian Black (pebbles)	\$ 140	\$ 50

*Choose from the above options for shower tile - Tile showers are priced per project

ELECTRICAL

Whole Home Energy Monitor for panel <i>*included. w/ smart packages</i>	\$ 510
Dimmer switch upgrade	\$ 50
Discount for elimination of ceiling fan fixture	- \$300
Discount for elimination of light fixture	- \$50
Additional Receptacle in room <i>(if more receptacles are desired than the standard room amount)</i>	\$ 50
Receptacle on dedicated circuit	\$ 240
Floor Receptacle	\$ 210
Phone jack	\$ 90
TV jack	\$ 90
TV jack & Receptacle 5' above floor for wall-mounted TV	\$ 140
Doorbell w/ chimes (front door)	\$ 180
Additional doorbell button for secondary door	\$ 60
Smart Doorbell w/ chimes (front door) <i>*incl. w/ some smart packages</i>	\$ 450
Additional Porch Light <i>(wall-mounted or hanging)</i>	\$ 330
Porch Ceiling Light <i>(recessed-style LED)</i>	\$ 160
Prow Lighting <i>(6 recessed-style LED lights in prow roof)</i>	\$ 970
Exterior Ceiling Fan (no light)	\$ 470
Exterior Ceiling Fan with light	\$ 640
Floodlight <i>(2-bulb w/ motion sensor)</i>	\$ 350
Smart Floodlight + Camera	\$ 530
Additional exterior receptacle <i>(pkgs. include receipts. on front & back of house & at each side door)</i>	\$ 240

SMART HOME PACKAGES

Smart Essentials <i>(energy monitor in elect. panel, switches for great rm & exterior lighting, front deadbolt)</i>	\$ 1,440
Smart Plus <i>(energy monitor, appliance breakers, great rm/ext. lighting, smoke alarms, deadbolt & doorbell)</i>	\$ 2,880
Smart Full Suite <i>(energy monitor, breakers, switches & fan controls, smoke alarms, deadbolt & doorbell)</i>	\$ 6,000

HEATING & COOLING

Chimney for wood stove - 6" through-roof flue <i>(height varies with roof type)</i>	see sales assoc.
Corner Wood Stove Prep - stone wall finish/tile floor	\$ 3,300
Linear Electric Fireplace in pine wall <i>(visual flames, auxiliary electric heat)</i>	\$ 1,320
Linear Electric Fireplace w/ stone wall facing <i>(visual flames, auxiliary electric heat)</i>	\$ 3,000
Electric baseboard heat <i>*see special rates for select styles below</i>	\$ 2.40 p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe / Chalet / Alpine	\$ 3.00 p/sq.ft.
Smart Heat upgrade <i>(1 smart thermostat in great rm, smart heat breakers) *requires whole home energy monitor</i>	\$ 900 p/sq.ft.
Smart Thermostat upgrade for baseboard heat <i>*1 already included w/ smart heat package</i>	\$ 140 p/sq.ft.
Under-tile Floor Heat - electric	see sales assoc.
Chase openings in floor & ceiling (for future HVAC system) <i>+ cost of surrounding walls</i>	\$ 240
Return Air Duct in interior wall (for future HVAC system)	\$ 90 each



Package Explanations

Main Shell

- Floor constructed of 2x10 joists spaced 16" o/c with 3/4" OSB tongue & groove sub-floor
- Walls constructed of 2x6 studs spaced 16" o/c with 7/16" OSB wall sheathing and Tyvek® house wrap
- Roof constructed of engineered trusses spaced 24" o/c
- Roof decked with 5/8" OSB sheathing
- Porch floor consists of TimberTech® composite decking material
- Log siding on exterior is White Pine 2x8 tongue & groove with Haley Paint® Wilderness Ultra Log Stain™ sealer
- GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves
- ProVia® insulated vinyl windows – double-hung/tilt with max efficiency triple-pane Low-E/Argon glass
- ProVia® insulated fiberglass entry doors with 9-lite double-pane glass and Schlage® lever latches & dead bolts

Insulation

- Walls insulated with R21 fiberglass insulation
 - Ceiling insulated with R49 fiberglass insulation (flat & gently sloping ceilings)
 - Vaulted ceilings in Mountaineer Deluxe & Chalet homes insulated with R46 closed-cell foam +fiberglass
 - Vaulted ceilings in Alpine homes insulated with R48 closed-cell spray foam
- ** Floor insulation is *NOT INCLUDED* & shall be provided & installed by the customer

Interior

- Engineered White Oak tongue & groove wood floors with durable clear finish
- Walls & ceilings finished in 3/4" tongue & groove knotty-pine boards with 2-coat clear finish
- Knotty-pine solid wood interior doors (v-groove arch top) with Schlage® lever latches
- Wood closet shelving – adjustable height

Kitchen

- Solid Pine cabinetry with full-extension, soft-close doors & drawers (lazy susans in all angled corner cabinets)
- Wilsonart® laminate counter tops with decorative edge profiles (color & profile of your choice)
- Under-mount double-bowl kitchen sink and Moen® faucet with pull-down sprayer
- Over-range microwave with recirculating exhaust
- Counter receptacles [GFCI protected]
- Range electrical consists of (1) 240v & (1) 120v receptacle – to power an elect. range or controls on a gas model
- Water supply for fridge and dedicated fridge receptacle

Bathrooms

- All plumbing fixtures (Moen® brand) are installed as dictated by floor plan, including faucets & shower heads
- Tubs and showers are 1-piece fiberglass units – Biscuit color
- Solid Pine vanity cabinetry with cultured marble 1-piece top/sink – Biscuit color, swirled design
- Rheem® water heater installed *IF* shown on floor plan (all std. layouts without interior basement access)
- Exhaust fan/light combination in ceiling, light over sink, and at least (1) 20-amp GFCI receptacle
- Medicine cabinets with mirrors above sink bowls
- Moen® amenities such as: toilet paper holder, hand towel ring, towel bar and robe hook

Electrical

- 200-amp Leviton® panel box with breakers & surge protector installed (in basement, or on main level w/ 2-conduits thru floor)
- Ceiling fans with lights in living room and bedrooms (includes designated fan switch w/ speed control)
- Outside light on porch and at each additional exterior door
- Exterior receptacle on front and back of each home and at each secondary door
- Tamper-resistant receptacles spaced around rooms (less than 12' apart)
- Smoke/CO alarm in hallway & loft area and a smoke alarm in each bedroom – all hard-wired together
- LED lighting indoor and outdoor